



THE
A-TEAM

**RE/MAX
FIRST**

331 LEGACY Heights, Calgary T0L0X0

MLS®#: **A2155007** Area: **Legacy** Listing Date: **08/04/24** List Price: **\$789,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,982 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,462**
 Low Sqft:
 Ttl Sqft: **2,462**

DOM

45
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Humidifier,Microwave,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	15`2" x 13`1"	Bedroom	Upper	11`5" x 9`11"
Bedroom	Upper	11`5" x 9`9"	Bedroom	Upper	13`5" x 11`0"
Living Room	Main	14`10" x 13`5"	Kitchen	Main	15`0" x 11`8"
Dining Room	Main	11`5" x 11`2"	2pc Bathroom	Main	5`4" x 4`11"
5pc Bathroom	Upper	8`10" x 7`10"	5pc Ensuite bath	Upper	11`1" x 10`3"
Bonus Room	Upper	15`9" x 13`2"	Den	Main	9`11" x 8`11"
Laundry	Upper	8`3" x 5`1"			

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	1512729

Remarks

Pub Rmks: **VACANT AND EASY TO SHOW. Discover your ideal home in the serene and well-appointed community of Legacy! This brand-new, two-story home offers 2,462 sqft of elegant living space. As you step inside, an open layout welcomes you, seamlessly connecting the main living areas. The main floor features a generous living space with an electric fireplace, adding warmth and ambiance. The kitchen, a chef's paradise, boasts built-in stainless steel appliances, a modern hood fan, a spacious kitchen island, and a convenient walkthrough pantry accessible from the garage. The adjacent dining area is perfect for hosting family dinners and entertaining guests. A main floor den provides a quiet space for a home office or study, while a stylish 2-piece bathroom completes the floor. Upstairs, you'll find four well-sized bedrooms, including a stunning primary bedroom. The primary suite includes a luxurious 5-piece ensuite and a walk-in closet, offering a private sanctuary. The other three bedrooms share a full bathroom, and a versatile bonus area provides additional space for lounging or play. The upstairs laundry room adds convenience. The basement, featuring three large windows, offers endless potential for customization. The home is complete with a double attached garage at the front, adding to its practicality and charm. Don't miss this!**

Inclusions: **N/A**
 Property Listed By: **Kirin Realty & Management Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123